

ANALYSIS AND FINDINGS FOR DESIGN REVIEW THREE DR2004-00105 (First Tech Credit Union at Beaverton Creek)

Section 40.20.05. Design Review Applications; Purpose

The purpose of Design Review is to encourage originality, flexibility, and innovation in development, site planning, buildings, structures, and landscaping. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. This Section is carried out by the approval criteria listed herein.

Section 40.20.15.3.C Approval Criteria

In order to approve a Design Review Three application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a Design Review Three application.

Section 40.20.15.3.A Threshold: An application for Design Review Three shall be required when the applicability statements listed in Sections 40.20.10.1 and 40.20.10.2 apply, none of the thresholds listed in Section 40.20.10.3 apply, and one or more of the following thresholds describe the proposal:

“Nonresidential development that will create more than 2,500 gross square feet of floor area on property not located in any residential zoning district and located at a distance greater than fifty (50) feet from any residential zoning district.”

The applicant proposes a two-story, 50,000 sf financial institution with 270 parking spaces. Staff finds that the proposed building is greater than 2,500 square feet of floor area, and is a nonresidential development located in a nonresidential zoning district. Therefore, the Design Review Three application is appropriate and the submittal of this application meets the criterion for approval.

Therefore, staff finds that the proposal meets the criterion for approval.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

The applicant paid the required associated fees of \$1,715.00 for a Design Review Three application on August 4, 2004. The fees have been submitted; therefore staff finds that the criterion for approval has been met.

Therefore, staff finds that the proposal meets the criterion for approval.

3. The proposal will not obstruct any existing or approved vehicular, pedestrian, or bicycle connection identified in the Comprehensive Plan.

The Design Review application has been reviewed by the Facilities Review Committee and with conditions of approval, was found to be in conformance with Development Code standards for circulation and in conformance with the Comprehensive Plan for streets. The Committee has reviewed the proposal with respect to the needs and impacts upon on-site and off-site pedestrian, bicycle and vehicle circulation and finds that the applicant proposes as part of this application the necessary on-site pedestrian accessways connecting to the Beaverton Creek Court right-of-way. The Committee also finds that approved bicycle and pedestrian connections, identified in the Comprehensive Plan, are conditioned to be located on the west side of the site. As a condition of approval, the Facilities Review Committee recommended that the development provide an accessway along the western edge of the site, from the north property line to the south property line. The conditioned accessway will connect the previously constructed portions of the path, which exist on the abutting properties to the north and south of the site. Staff finds that with conditions of approval, the development proposal does not obstruct any existing or approved vehicular, pedestrian, or bicycle connections as identified in the Comprehensive Plan.

Therefore, staff finds that by satisfying the conditions of approval, the criterion is met.

4. That, in relationship to the existing surroundings and future allowed uses, the location, size, shape, height and spatial and visual arrangement of the uses and structures are compatible, with consideration given to increased setbacks, building heights, shared parking, common driveways and other similar considerations.

The applicant states, “The proposed development is compatible with existing uses by virtue of its similar layout and site design. The proposed two story office building, surrounded by landscaped surface parking and designed to comply with codified setback requirements, is compatible to other structures in the immediate area consisting of tilt-up industrial park and office buildings.” Staff finds that the proposed buildings are designed to be compatible with the existing adjacent developments through appropriate colors and materials, and functional and safe circulation planning.

Therefore, staff finds that the proposal meets the criterion for approval.

5. That there is a desirable, efficient and workable interrelationship among buildings, building entrances, transit stops, transit facilities and routes, parking, loading areas, circulation, open spaces, landscaping and related activities and uses on the site.

The project is designed to maximize efficiency and provide cohesive development on the site and to surrounding sites. Sidewalks exist along Beaverton Creek Court. In addition, the applicant proposes a pedestrian accessway from the main building entrance to Beaverton Creek Court. Designated pedestrian pathways will be marked within drive aisles and extend along the building frontage, thereby providing safe connections. Short-term bicycle parking will be provided on the exterior of the proposed building near the main entrance. Long-term bicycle parking is provided inside the building. Staff finds that there is efficient interrelationship between the building, on-site improvements, site circulation, landscaping and open space, and therefore the criterion for approval is met.

Therefore, staff finds that the proposal meets the criterion for approval.

6. For Significant Natural Resource sites, that treatment of the natural features which have been identified on the site as part of the City's natural resources inventory process, and the siting and design of buildings and other improvements, are appropriate to protect such features.

The City of Beaverton's Local Wetland Inventory identifies the southwest portion of the site of the site as a Significant Natural Resource Area. The site contains a wetland, designated by the City as wetland BV5c. The 50 foot wetland buffer was partially restored with prior development on site, and the remaining buffer areas are proposed to be enhanced and restored with this application. The applicant notes that the site and building are designed to locate activity away from the vegetated buffer and wetland area. The Clean Water Services Service Provider Letter included with the application concurs with the applicant's response that the proposed improvements and vegetated plantings in the buffer protect and enhance the identified sensitive areas. Thus, the proposal includes both appropriate treatment of natural features and appropriate siting and building design.

Therefore, staff finds that the proposal meets the criterion for approval.

7. That the development has been designed to, where possible, incorporate and preserve existing trees and vegetation of significant size and species. Consideration shall be given to whether wildlife habitat preservation, survival of the tree species, and aesthetics can best be achieved by preserving groves or areas of trees as opposed to only individual trees.

The site contains few trees and minimal vegetation outside the No significant trees or vegetation are proposed for removal. The proposed site plan includes landscaping throughout the design and exceeds the minimum requirement of 15%.

Therefore, staff finds that the proposal meets the criterion for approval.

- 8. That the proposed development does not detract from the existing character of historic buildings or features both on the site and within the immediate area.**

There are no known historic buildings or historic trees located on the site or within the immediate area.

Therefore, staff finds that the proposal meets the criterion for approval.

- 9. That grading and contouring of the site shall take place with particular attention to minimizing the possible adverse effect of grading and contouring on the natural vegetation and physical appearance of the site.**

The criterion intends to encourage development to make use of existing topography where feasible in order to retain native vegetation; and when substantial grading is necessary, to encourage the creation of landforms that are appropriate for the site and abutting properties. The site will be graded roughly to its existing elevation, with only general cut and fill. No adverse impacts to the existing natural vegetation or the physical appearance of the site are anticipated.

Therefore, staff finds that the proposal meets the criterion for approval.

- 10. That the quality, location, size and aesthetic design of walls, fences, berms, traffic islands, median areas, hedges, screen planting and landscape areas have minimal adverse effect on existing or approved abutting land uses.**

The applicant states, "The landscape plan includes appropriately designed interior plantings as well as plantings around the perimeter of the site, which provides a vegetated transition to the adjacent properties and creates a natural, attractive appearance." The plant materials include a mixture of trees and shrubs and include improved planter islands within the parking area and additional plantings around the site's perimeter. The design of the plantings is such that they will provide adequate aesthetic design to the landscape areas.

Therefore, staff finds that the proposal meets the criterion for approval.

- 11. That proposed lighting is appropriate for the use and does not adversely impact surrounding properties.**

The applicant indicates that the light levels on and around the proposed building will not adversely impact the surrounding building. Additionally, the surrounding land uses on the west, east and north sides are not of sensitive character. The

southern portion of the property contains sensitive areas, however the applicant's lighting plan shows that little to no lighting will encroach into the wetland or buffer area. Staff finds that the proposed lighting is consistent with the industrial development found in the surrounding area and concludes that the lighting plan will not create adverse impacts to surrounding properties.

Therefore, staff finds that the proposal meets the criterion for approval.

12. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

The Design Review Three application has been submitted. A separate Land Division- Preliminary Partition application was submitted and received preliminary approval. The approval has not yet been finalized due to the pending appeal period. Staff finds that the Design Review application is appropriate for the land use phase of the project proposal, with no additional land use applications required for further City review and approval.

Therefore, staff finds that the proposal meets the criterion for approval.